

**MINUTES OF THE SPECIAL MEETING OF THE
CAPITAL IMPROVEMENT PROGRAM CITIZEN'S ADVISORY
COMMITTEE OF THE TOWN OF CHINO VALLEY
THURSDAY, MARCH 26, 2026
2:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**

1. CALL TO ORDER, ROLL CALL

Chair Warren called the meeting to order at 2:04 p.m.

Present: Committee Member Gary Warren, Committee Member Rob Zazueta, Committee Member Charles Brown
Absent: Committee Member Michael Ditta
Staff Present: Finance Director Katie Pehl, Assistant Public Works Director/Town Engineer Steven Sullivan, Streets Manager Paul Smith, Executive Analyst Jessi Sorteberg, Deputy Town Clerk Sara Burchill

2. APPROVAL OF MINUTES

- a. Consideration and possible action to approve the November 20, 2025, special meeting minutes.

MOVED by Committee Member Rob Zazueta, seconded by Committee Member Charles Brown to approve the November 20, 2025, special meeting minutes.

AYE: Committee Member Gary Warren, Committee Member Rob Zazueta, Committee Member Charles Brown

NAY: None

3 - 0 Passed - Unanimously

3. OLD BUSINESS

- a. Update and possible discussion on the status of capital projects for FY 2025-26.

Katie Pehl, Finance Director, presented the following:

- Gave updates on the Fred Harvey Historical Buildings - discussing the results of testing for asbestos and lead.
- Community Center Park - the Town recently received a grant award to move the Frisbee golf course out to Old Home Manor.
- FY26 Streets Improvements - the Job Order Contract would be coming to Council on April 14th to start the \$3 million pulverize and chip seal project, however, the scope may diminish due to rising oil prices.

- Water Reclamation Facility - the \$10 million WIFA loan was approved by the WIFA Projects Committee and Board, but only \$1.2 million will be forgivable principle.
- PFAS Treatment at Bright Star - What was supposed to be an ADEQ funded project may now cost the Town some money as the scope of the project may be more than was originally anticipated; staff is hoping for a 90% forgivable loan.
- Fill Station #1 Street Repair - design is ongoing with construction anticipated in June.

Committee and staff discussed the following:

- Committee Member Zazueta asked for clarity on the changes to Community Center Park.
 - Staff stated the first phase includes moving the Frisbee golf to Old Home Manor and placing a small parking lot and dirt work for new pickleball courts.
- Chair Warren inquired if user rates would be affected by the new WIFA loan.
 - Staff stated that it probably would. The last planned 3% increase was installed in January, so staff will need to do another rate study.
- Committee Member Zazueta inquired if the Bright Star project being related to PFAS gives it more priority.
 - Staff stated that it does.
- Committee Member Brown inquired if Bright Star was the only source of PFAS.
 - Staff stated that it is their only main production well. There is a smaller facility at Country West, but that couldn't take care of all system users.
- Committee Member Zazueta inquired if there were plans to increase water and sewer lines in the foreseeable future.
 - Staff stated they are not currently planning that without funding. Staff discussed previous plans to bring lines across the highway at Perkinsville, but construction money was not available, so plans were pulled back. Congressionally Directed Spending was requested, but not fulfilled. The old estimate was \$1.4 million just to get water and sewer across the highway.

4. NEW BUSINESS

- a. Discussion and possible action regarding capital project requests for future budget years.

Katie Pehl, Finance Director, presented the following:

- Listed the projects expected to rollover to the next fiscal year.
- Discussed the request for Phase 1B of the Community Center Park which includes four pickleball courts, retention pond expansion, and a portion of park improvements.
- Reviewed Town revenue and constraints such as population fluctuations and proposed legislation.
- Provided an update on the request for the Police Shooting Range Bathroom which the committee recommended for funding last year, but Council pulled it in hopes to get some funding from other agencies. Staff moved the request to the five-year plan while they continue to look for funding sources. The Police Department has about \$100,000 in accounts now. Staff believes Council will continue to push the item until other agencies chip in.
- Briefly discussed right-of-way acquisition planning to be requested in FY27/28.
- Discussed requests for new buildings for the fleet and parks maintenance departments. Staff felt it might need to be pushed in favor of a new cohesive Town Hall. Discussed the

struggles of having Town facilities all over the Town and potential areas to build a new Town Hall.

- Briefly discussed playground and field lighting at Community Center Park.
- Reviewed the annual street improvements for FY26/27 for which staff is looking spend \$2 million for this year. They were hoping to make good progress on the roads over the next few years.
- Gave an overview of the streets parking lot and building improvements and hopes to improve the yard.
- Discussed the Water Production Facility design. Staff had a loan for \$1.2 million from WIFA for the project, but the term changed from 20 years to 2 years and staff felt that was too big of a bill to be due so soon. Staff is still working on it, but not sure about it at this point.
- Discussed the southern connector for the Peavine Trail and discussed funding possibilities via grants for that project.
- Broadly discussed the total requests for \$4.2 million and stated that they cannot fund all of the projects. Staff's perspective is that the parks maintenance building design and field lighting is not realistic for this next year. There had been discussions of splitting the streets parking lot improvements into a multi-year project to be done in phases.

Committee and staff discussed the following:

- Committee Member Brown inquired about plans for restroom facilities until one could be built as part of the Community Center Park improvements.
 - Staff stated there are port-a-johns available. Staff has not yet gotten to the point of planning the restrooms.
- Committee Member Zazueta stated that the current ball field lighting is not up to standards and the fields wouldn't be considered for tournaments for that reason.
- Committee Member Brown inquired if there would be cost savings by having more efficient lighting.
 - Staff stated that is likely, but they don't have figures on that matter. Staff further stated that a large portion of the project would be for areas that are not lit at all.
 - Committee Member Brown suggested talking to APS about ball field lighting.
 - Staff stated there is currently a big push for funding for school programs specifically, and have looked into them for projects such as this. Staff writes \$3.5 million into the budget for miscellaneous grants so that if something comes up during the year they have capacity to do those types of projects.
- Committee Member Brown inquired how staff financially handles calls about potholes.
 - Staff stated they had a line item of about \$150,000 for materials for pothole patching. Once staff starts making more progress on longer-term road repairs they hope the amount spent on cold mix and staff time to patch will go down significantly.
- Committee Member Zazueta inquired if the Town's water distribution line for water was looped.
 - Staff stated it is looped in places, but there are some dead-end branches.
- The committee discussed their personal preferences for projects to be completed and discussed different strategies like phasing projects over several years, or holding off on streets improvements for a year.
- The committee asked staff to discuss where road improvements were needed.

- Staff identified West Road 2 North from Highway 89 to Reed Road, the Chino Meadows 1 area, East Road 3 North, Red Cinder, Road 1 South near Liana, and Mahan.
- Chair Warren felt the safety aspect of the field lighting needed to keep it as a priority.

MOVED by Committee Member Charles Brown, seconded by Committee Member Rob Zazueta to recommend accepting the FY26-27 summary of priorities as presented by staff.

AYE: Committee Member Gary Warren, Committee Member Rob Zazueta, Committee Member Charles Brown

NAY: None

3 - 0 Passed - Unanimously

5. ADJOURNMENT

MOVED by Committee Member Rob Zazueta, seconded by Committee Member Charles Brown to adjourn the meeting at 3:11.

AYE: Committee Member Gary Warren, Committee Member Rob Zazueta, Committee Member Charles Brown

NAY: None

3 - 0 Passed - Unanimously

Submitted: April 8, 2026.

By: *Sara Burchill, Deputy Town Clerk*

Approved: August 5, 2026